

IN RE: PETITION FOR ADMINISTRATIVE
ZONING VARIANCE
E/S Penn Avenue, 170 ft. N of
c/1 of Darnall Road
4335 Penn Avenue
11th Election District
5th Councilmanic District
Rayola M. Moore
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-188-A

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Garage will be attached, OK for permit JES

This matter comes before the Zoning Commissioner as an administrative variance filed by Rayola M. Moore for that property known as 4335 Penn Avenue in the Sharondale subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to permit a 17 ft. street setback and a 9 ft. rear yard setback (~~detached~~ garage) in lieu of 30 ft., in a D.R.3.5 zone. The property and relief sought are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

ORDER RECEIVED FOR FILING

Date

By

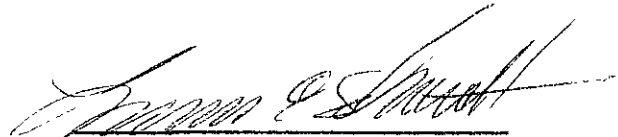
RECEIVED

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of December, 1995 that the Petition for a Zoning Variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to permit a 17 ft. street setback and a 9 ft. rear yard setback (detached garage) in lieu of 30 ft., in a D.R.3.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
ZONING COMMISSIONER
FOR BALTIMORE COUNTY

LES:mmn

C-4268 RECEIVED FOR FILING
Date 12/27/95
By Mr. Hook

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 6, 1995

Mrs. Rayola M. Moore
4335 Penn Avenue
Baltimore, Maryland 21236

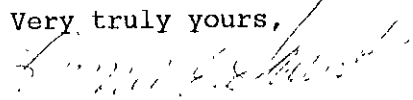
RE: Petition for Administrative Variance
Case No. 96-188-A
Property: 4335 Penn Avenue

Dear Mrs. Moore:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.



Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at

96-188-A

4335 Penn Avenue

which is presently zoned

DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

1302.3.B. (208.2 + 208.4, R10) to permit a 17' street setback and a 9' rear yard both in lieu of 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

See OTHER SIDE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s).

Rayola M. Moore

(Type or Print Name)

Signature

(Type or Print Name)

Signature

4335 Penn Avenue

Address

256-3402

Phone No.

Baltimore

City

MD

State

21236

Zipcode

Name, Address and phone number of representative to be contacted

Ormsby S. Moore

Name

4335 Penn Avenue

Address

529-4609

Phone No.

A Public Hearing having been requested and/or found to be required, It is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County



REVIEWED BY: 227K DATE: 11/8/95

ESTIMATED POSTING DATE: 11/19/95



Printed with Soybean Ink
on Recycled Paper

ITEM #: 199

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4335 Penn Avenue
address

Baltimore
City

MD
State

21236
Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1) TO PROTECT AUTOS I MUST HAVE GARAGE

2) THE WAY HOUSE IS SITUATED ON LOT I DON'T HAVE MUCH ROOM FOR EXPANSION.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(signature)

(type or print name)



Rayola M. Moore
(signature)

Rayola M. Moore
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 6th day of NOVEMBER, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

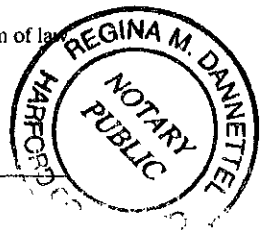
RAYOLA M. MOORE

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

11-10-95
date

Regina M. Danneffel
NOTARY PUBLIC



My Commission Expires: 8-30-97

ZONING DESCRIPTION

96-188-A

Zoning Description For 4335 Penn Avenue

Beginning at a point on the East side of Penn Avenue which is 50 feet wide at the distance of 170 feet North of the centerline of the nearest improved intersecting street Darnall Road which is 50 feet wide. Being Lot #16, Block C in the subdivision of Sharondale as recorded in Baltimore County Plat Book #24, Folio #34, containing 0.3438 Acres. Also known as 4335 Penn Avenue and located in the 11th Election District, 5th Councilmanic District.

199

ZONING DESCRIPTION

96-188-A

Zoning Description For 4335 Penn Avenue

Beginning at a point on the East side of Penn Avenue which is 50 feet wide at the distance of 170 feet North of the centerline of the nearest improved intersecting street Darnall Road which is 50 feet wide. Being Lot # 16, Block C in the subdivision of Sharondale as recorded in Baltimore County Plat Book #24, Folio #34, containing 0.3438 Acres. Also known as 4335 Penn Avenue and located in the 11th Election District, 5th Councilmanic District.

199

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-188-A

District: 11th Date of Posting: 10/18/95
Posted for: Variances
Petitioner: Rayola Moor
Location of property: 4335 Penn Ave, FL
Location of Sign: Along roadway on property being zoned
Remarks: _____
Posted by: [Signature] Date of return: 11/24/95
Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

No.

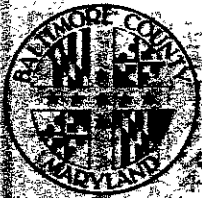
000000

DATE 11-8-95 ACCOUNT 01-015
BY: MARK AMOUNT \$ 85.00
96-188-A
RECEIVED FROM: OS PROCK Real Estate - 4335 Penn Ave
010- Rls Van. Remit - \$ 50.00
086- 1 Sign - \$ 35.00
FOR: \$ 85.00

10471126-1047
1010126-11-09-95

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 199 Petitioner: RAYOLA M. MOORE
Location: 4335 PENN AVE. BALTO. MD. 21236

PLEASE FORWARD ADVERTISING BILL TO:

NAME: RAYOLA M. MOORE
ADDRESS: 4335 PENN AVE.
BALTO. MD. 21236
PHONE NUMBER: (410) 256-3402



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 20, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-188-A (Item 199)
4335 Penn Avenue
E/S Penn Avenue, 170' N of c/l Darnall Road
11th Election District - 5th Councilmanic
Legal Owner: Rayola M. Moore

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before November 12, 1995. The closing date (December 4, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Rayola M. and Ormsby Moore

RECEIVED



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 1, 1995

Rayola M. Moore
4335 Penn Avenue
Baltimore, MD 21236

RE: Item No.: 199
Case No.: 96-188-A
Petitioner: R. M. Moore

Dear Mr. Moore:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 8, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

11-22-95

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 199 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 11/20/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 20, 1995.

Item No.: SEE BELOW

Zoning Agenda:

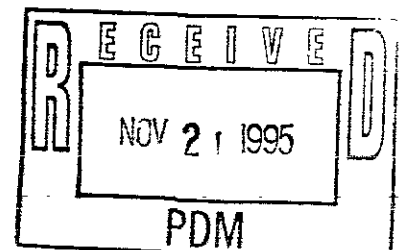
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 194, 196, 197, 199, 200, 201,
202 & 203.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



CLOSE
12-4

96-188-A

BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: Nov. 29, 1995
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for November 27, 1995
Items 196, 197, 199, and 200

The Development Plans Review Division has reviewed
the subject zoning items and we have no comments.

RWB:sw

~~ORIGINAL~~

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: November 17, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 196, 197, 198, (199,) 200, 201, 203 and 204

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey Long

Division Chief:

Carol L. Kins

PK/JL

MLA

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 4336 Penn Avenue

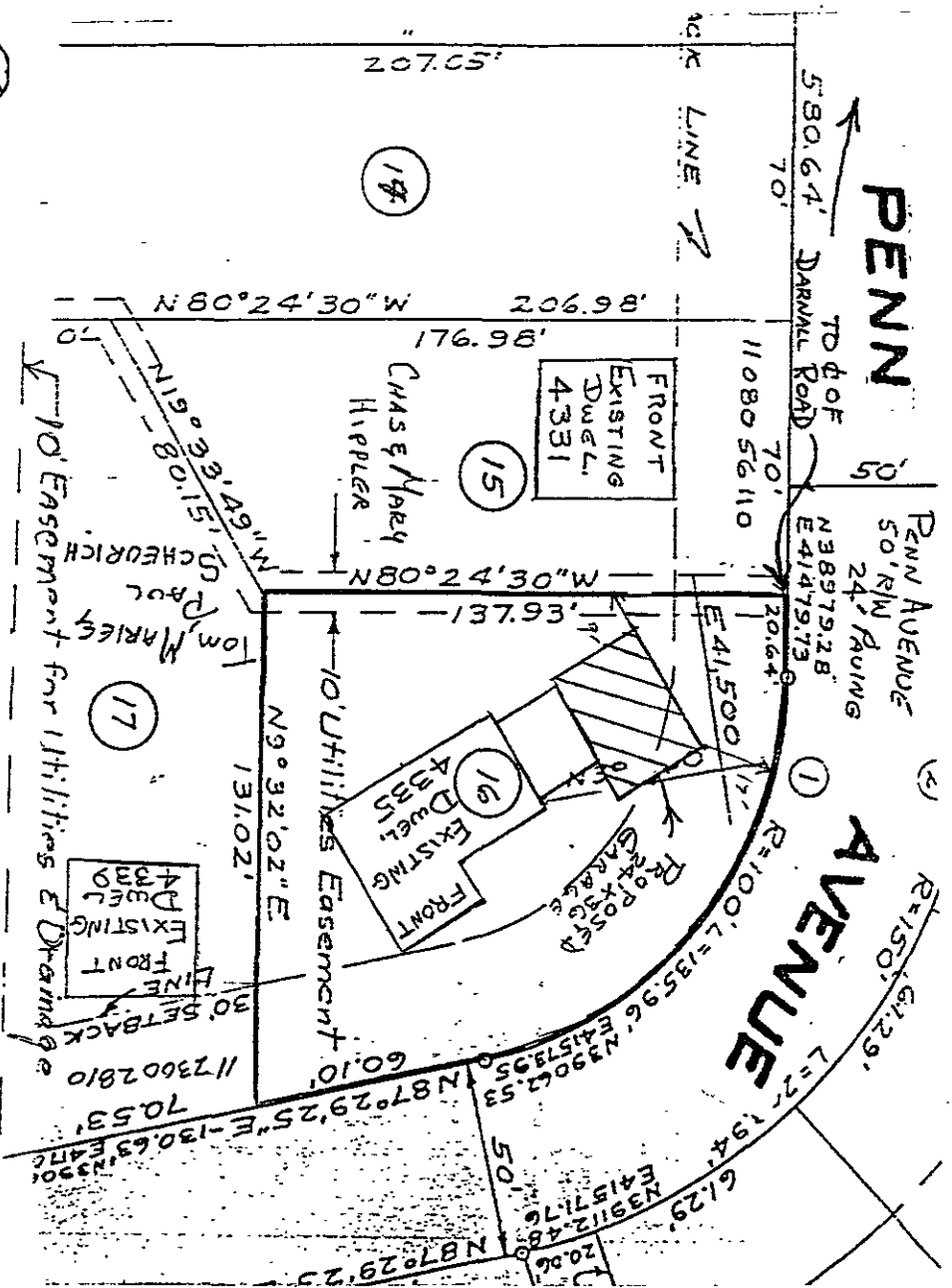
see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: SHARONDALE

Plat book # 24, folio # 34, lot # 16, section # C

OWNER: Rayola M. Moore

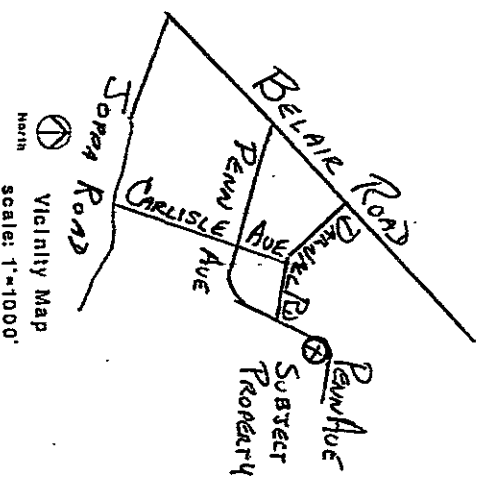
96-188-A



North
 date: 11/2/85
 prepared by: OSH

Scale of Drawing: 1" = 50'

Page No 1



LOCATION INFORMATION

Election District: 11

Councilmanic District: 5

1"=200' scale map#: NE-106

Zoning: D.R. 3.5

Lot size: 0.34 14,948
 acreage square feet

SEWER: ☒ public ☐ private
 WATER: ☒ yes ☐ no

Chesapeake Bay Critical Area: ☐
 Prior Zoning Hearings: None

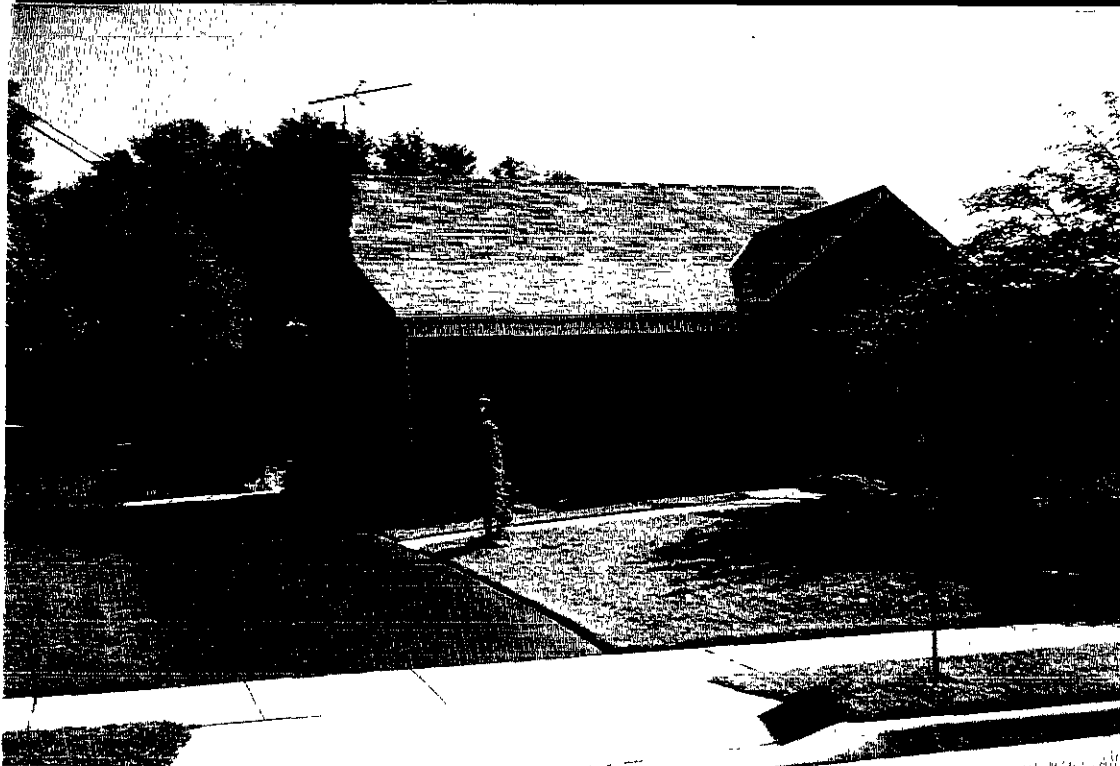
Zoning Office USE ONLY

reviewed by: MMK ITEM #: 144 CASE #:

76-188-A



Side yard
where garage
is planned
4335 Penn.
Ave.



front of
adjacent home
4331 Penn.
Ave.

4331 Penn. Ave.

76-188-A

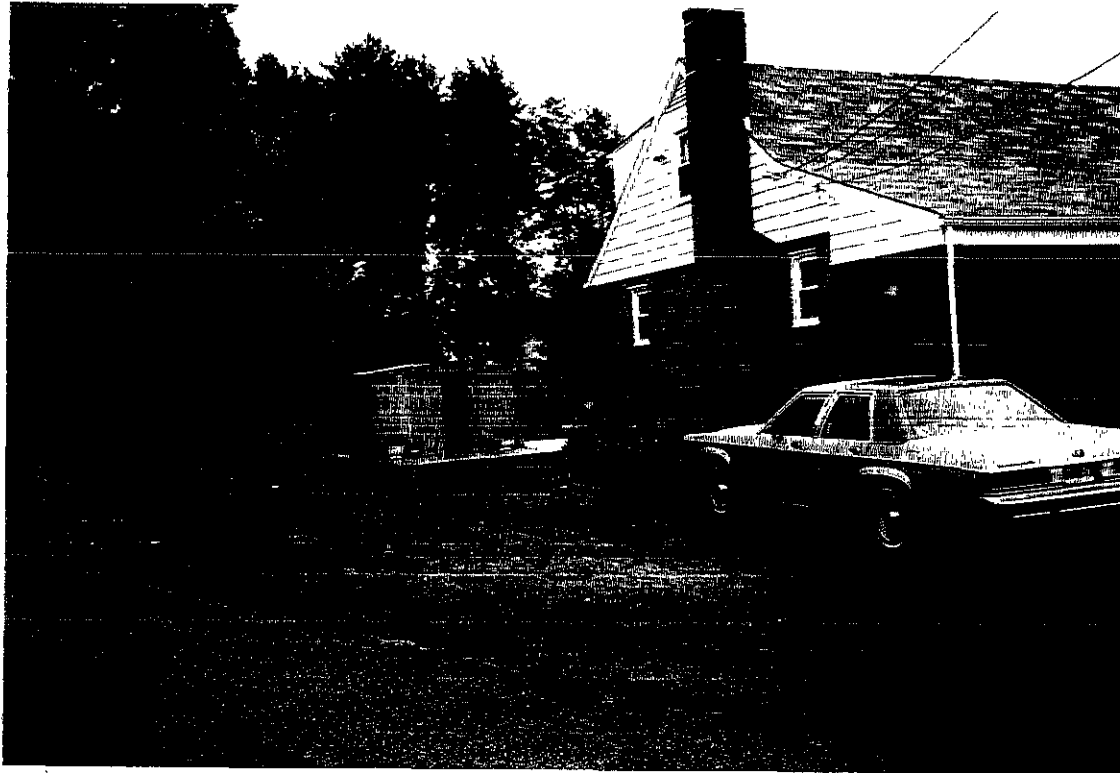


Side view
of adjacent
property.
4339 Penn.
Ave.

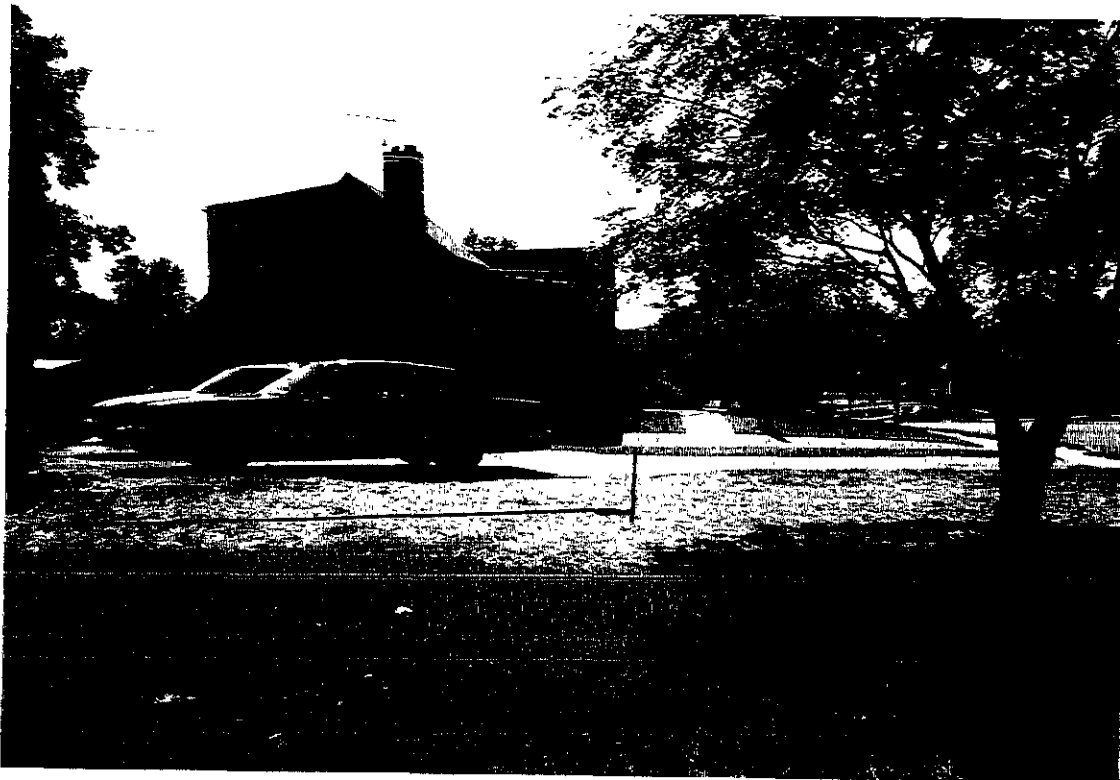


view of front
of garage
4335 Penn.
Ave.

96-188-A



adjacent
property next
to proposed
garage, 4311
Penn. Ave.



street view
to planned
garage area
4335 Penn.
Ave. 0
 1

4335 Penn.

96-188-A



Street view
Where planned
garage is to be
built. 4335
Penn. Ave.



view of pro-
posed front of
garage.

IN RE: PETITION FOR ADMINISTRATIVE ZONING VARIANCE
 E/S Penn Avenue, 170 ft. N of
 c/1 of Darnall Road
 4335 Penn Avenue
 11th Election District
 5th Councilmanic District
 Rayola M. Moore
 Petitioner

* AFFORE THE
 * ZONING COMMISSIONER
 * OF BALTIMORE COUNTY
 * Case No. 96-188-A

Garage will be attached to rear of house

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Rayola M. Moore for that property known as 4335 Penn Avenue in the Sharondale subdivision of Baltimore County. The Petitioner herein seeks a variance from Section 1802.3.B of the Baltimore County Zoning Regulations (BCZR) to permit a 17 ft. street setback and a 9 ft. rear yard setback (detached garage) in lieu of 30 ft., in a D.R.3.5 zone. The property and relief sought are more particularly described in Petitioner's Exhibit No. 1, the plat to accompany the Petition.

The Petitioner having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship

ORDER RECEIVED FOR FILING
 Date 11/14/95
 By [Signature]

upon the Petitioner.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 7th day of December, 1995 that the Petition for a Zoning Variance from Section 1802.3.B of the Baltimore County Zoning Regulations (BCZR) to permit a 17 ft. street setback and a 9 ft. rear yard setback (detached garage) in lieu of 30 ft., in a D.R.3.5 zone, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioner may apply for her building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at her own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.
2. The Petitioner shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.
3. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions on this Order.

Lawrence E. Schmidt
 LAWRENCE E. SCHMIDT
 ZONING COMMISSIONER
 FOR BALTIMORE COUNTY

LES:mmm
 encl.

ORDER RECEIVED FOR FILING
 Date 11/14/95
 By [Signature]

Baltimore County Government
 Zoning Commissioner
 Office of Planning and Zoning

Suite 112 Courthouse
 400 Washington Avenue
 Towson, MD 21201

(410) 887-4386

December 6, 1995

Mrs. Rayola M. Moore
 4335 Penn Avenue
 Baltimore, Maryland 21236

RE: Petition for Administrative Variance
 Case No. 96-188-A
 Property: 4335 Penn Avenue

Dear Mrs. Moore:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, with restrictions, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,
Lawrence E. Schmidt
 Lawrence E. Schmidt
 Zoning Commissioner

LES:mmm
 encl.

ORDER RECEIVED FOR FILING
 Date 11/14/95
 By [Signature]

Petition for Administrative Variance
 to the Zoning Commissioner of Baltimore County

for the property located at 4335 Penn Avenue which is presently zoned DR 3.5

96-188-A

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.B. (208.3 + 208.4, 210) to permit a 17' street setback and a 9' rear yard both in lieu of 30'.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1802.3.B. (208.3 + 208.4, 210) to permit a 17' street setback and a 9' rear yard both in lieu of 30'.

The Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty)

See other side

Property is to be posted and advertised as prescribed by Zoning Regulations. I or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee
 (Type or Print Name)
 Signature
 Address
 City State Zipcode
 Attorney for Petitioner
 (Type or Print Name)
 Signature
 Address
 City State Zipcode

Legal Owner(s)
 (Type or Print Name)
 Signature
 Address
 City State Zipcode

4335 Penn Avenue 256-3402
 Baltimore MD 21236
 City Name Address and phone number of representative to be contacted.
 Ormsby S. Moore
 4335 Penn Avenue 529-4609
 Baltimore MD 21236

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 11/14/95 day of November, 1995, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reported.

Zoning Commissioner of Baltimore County

REVIEWED BY [Signature] DATE 11/14/95
 ESTIMATED POSTING DATE 11/14/95

Printed with Soybean Ink
 100% Recycled Paper

ITEM #: 199

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereon in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 4335 Penn Avenue
 Address
 City Baltimore State MD Zip Code 21236

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

1) NEED GARAGE TO PROTECT CARS
2) THE WAY HOUSE IS SITUATED ON LOT I HAVE NO ROOM FOR EXPANSION

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

(Signature) Rayola M. Moore
 (Type or Print Name) Rayola M. Moore

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
 I HEREBY CERTIFY, this 6th day of November, 1995, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
Rayola M. Moore
 the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.
11-6-95
 My Commission Expires 8-30-97

Rayola M. Moore
 My Commission Expires 8-30-97

NOTARY PUBLIC
 REGINA M. JONES

ZONING DESCRIPTION 96-188-A

Zoning Description For 4335 Penn Avenue

Beginning at a point on the East side of Penn Avenue which is 50 feet wide at the distance of 170 feet North of the centerline of the nearest improved intersecting street Darnall Road which is 50 feet wide. Being Lot #16, Block C in the subdivision of Sharondale as recorded in Baltimore County Plat Book #24, Folio #34, containing 0.3438 Acres. Also known as 4335 Penn Avenue and located in the 11th Election District, 5th Councilmanic District.

199

CERTIFICATE OF POSTING
 ZONING DEPARTMENT OF BALTIMORE COUNTY
 Towson, Maryland

District: 118 Date of Posting: 11/19/95

Posted to: Variants

Petitioner: Rayola Moore

Location of property: 4335 Penn Ave, Balto

Location of Sign: Along the way as property being sold

Remarks:

Posted by: [Signature] Date of return: 11/24/95

Number of Signs: 1

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 005790

DATE 11-8-95 ACCOUNT 01-65

By: [Signature] AMOUNT \$ 65.00

FOR: 96-188-A
FROM: D.S. Moore, Rm. 1644 - 4335 Penn Ave
010- Rm. Ver. Admin - \$ 50.00
010- 1531n \$ 15.00

0347180264MCHRC 885700
 BA C01025AM11-08-95

VALIDATION OR SIGNATURE OF CARRIER
 YELLOW CAUTION

Baltimore County
 Department of Permits and Development Management

Development Permitting
 County Office Building
 111 West Chesapeake Avenue
 Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbors/property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

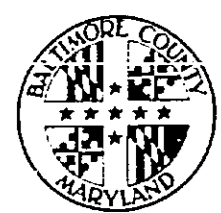
PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:
 Item No.: 199 Petitioner: RAYOLA M. MOORE
 Location: 4335 PENN AVE BALTO MD 21236
 PLEASE FORWARD ADVERTISING BILL TO:
 NAME: RAYOLA M. MOORE
 ADDRESS: 4335 PENN AVE BALTO MD 21236
 PHONE NUMBER: (410) 256-3402



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

November 20, 1995

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-188-A (Item 199)
4335 Penn Avenue
2/6 Penn Avenue, 170' N of c/a Darnall Road
11th Election District - 5th Councilmanic
Legal Owner: Rayola M. Moore

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

1) Your property will be posted on or before November 12, 1995. The closing date (November 4, 1995) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon

Arnold Jablon
Director

cc: Rayola M. and Ormsby Moore



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

December 1, 1995

Rayola M. Moore
4335 Penn Avenue
Baltimore, MD 21236

RE: Item No.: 199
Case No.: 96-188-A
Petitioner: R. M. Moore

Dear Mr. Moore:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 8, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 199 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 11/20/95

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF NOV. 20, 1995.

Item No.: SEE BELOW Zoning Agenda:

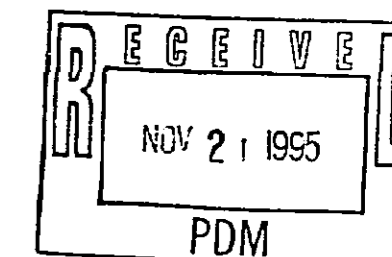
Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 194, 196, 197, 199, 200, 201, 202 & 203.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and Development Management

DATE: Nov. 29, 1995

FROM: Robert W. Bowling, P.E., Chief
Development Plans Review

RE: Zoning Advisory Committee Meeting
for November 27, 1995
Items 196, 197, 199, and 200

The Development Plans Review Division has reviewed the subject zoning items and we have no comments.

RWB:GW

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: November 17, 1995

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 196, 197, 198, 199, 200, 201, 203 and 204

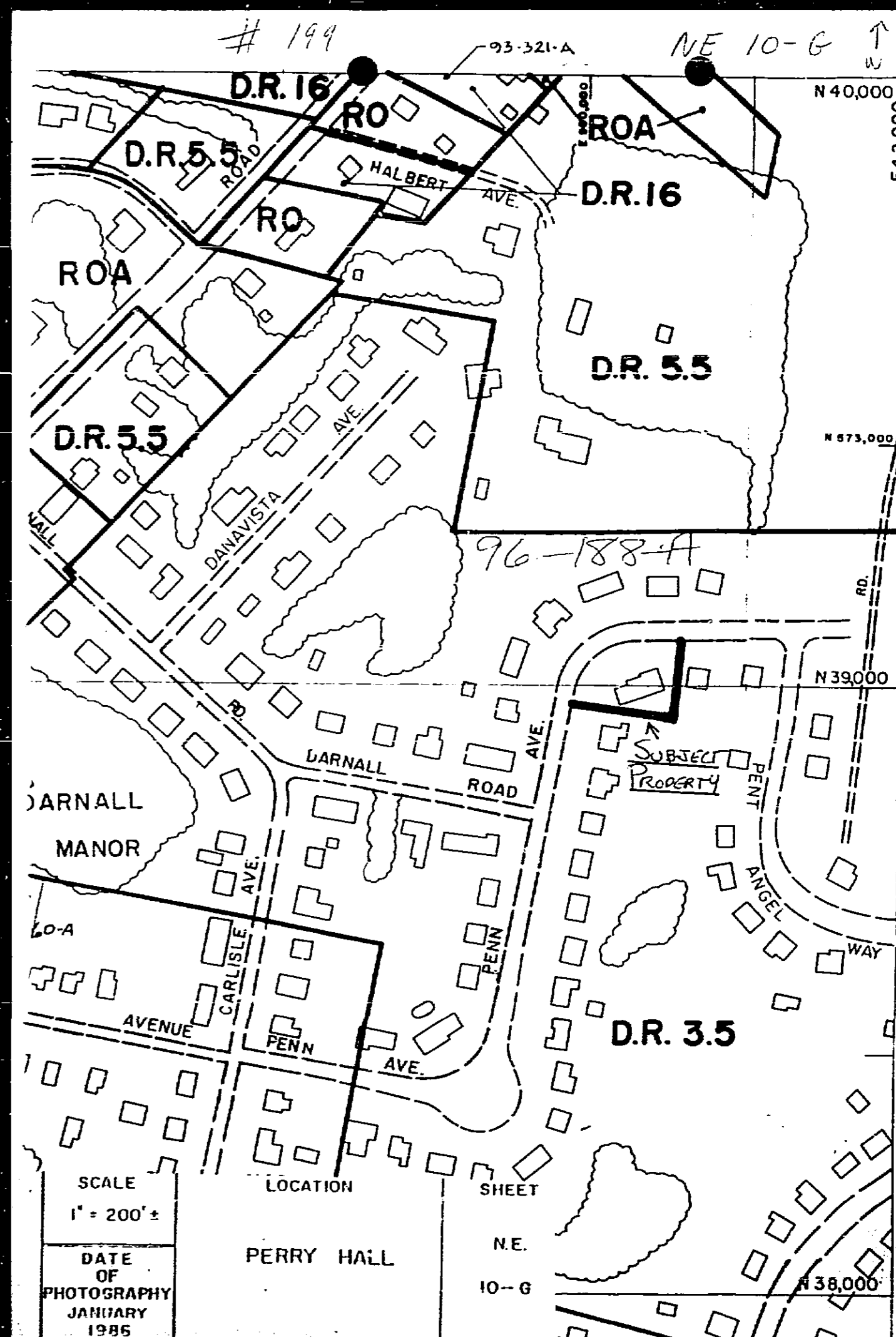
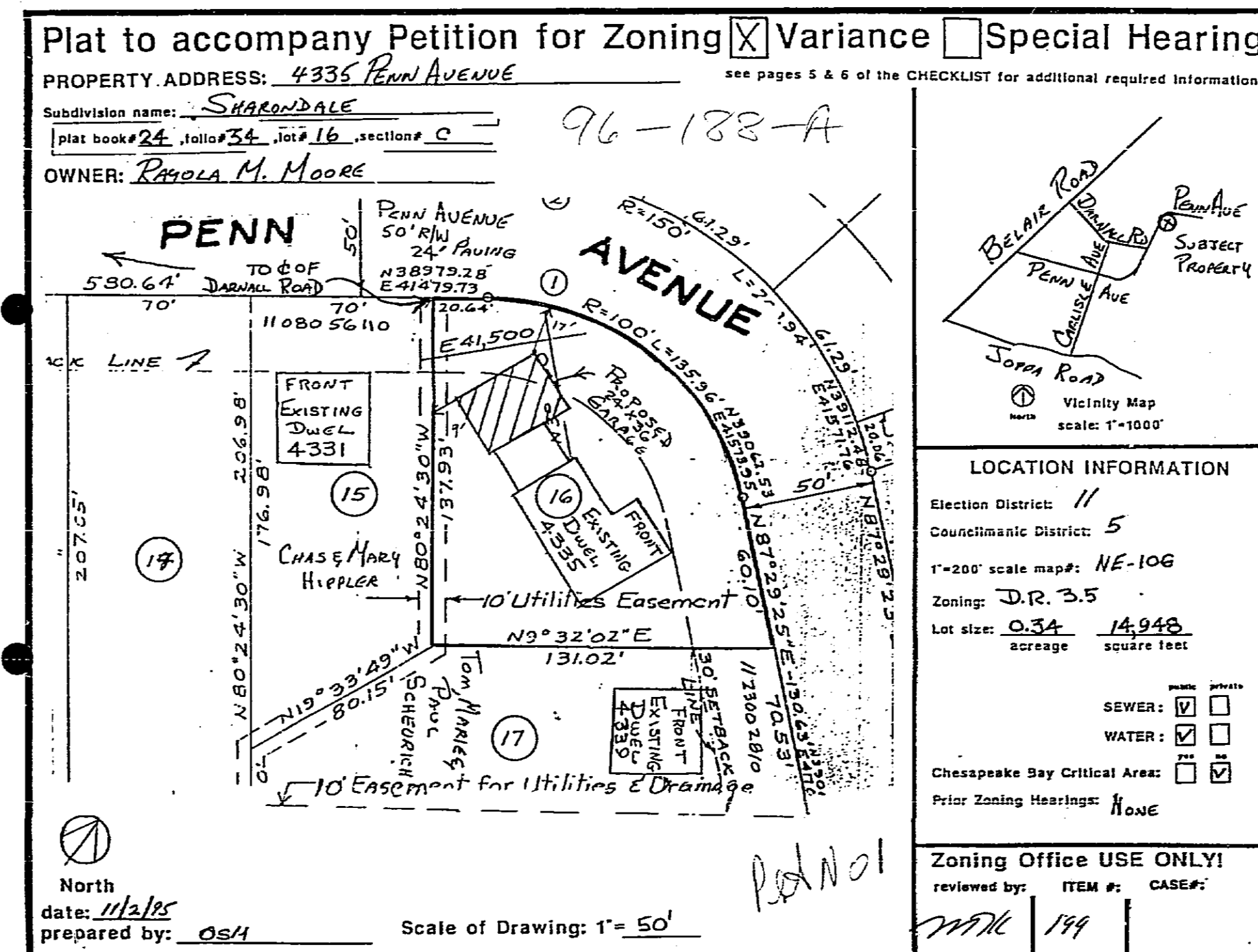
If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

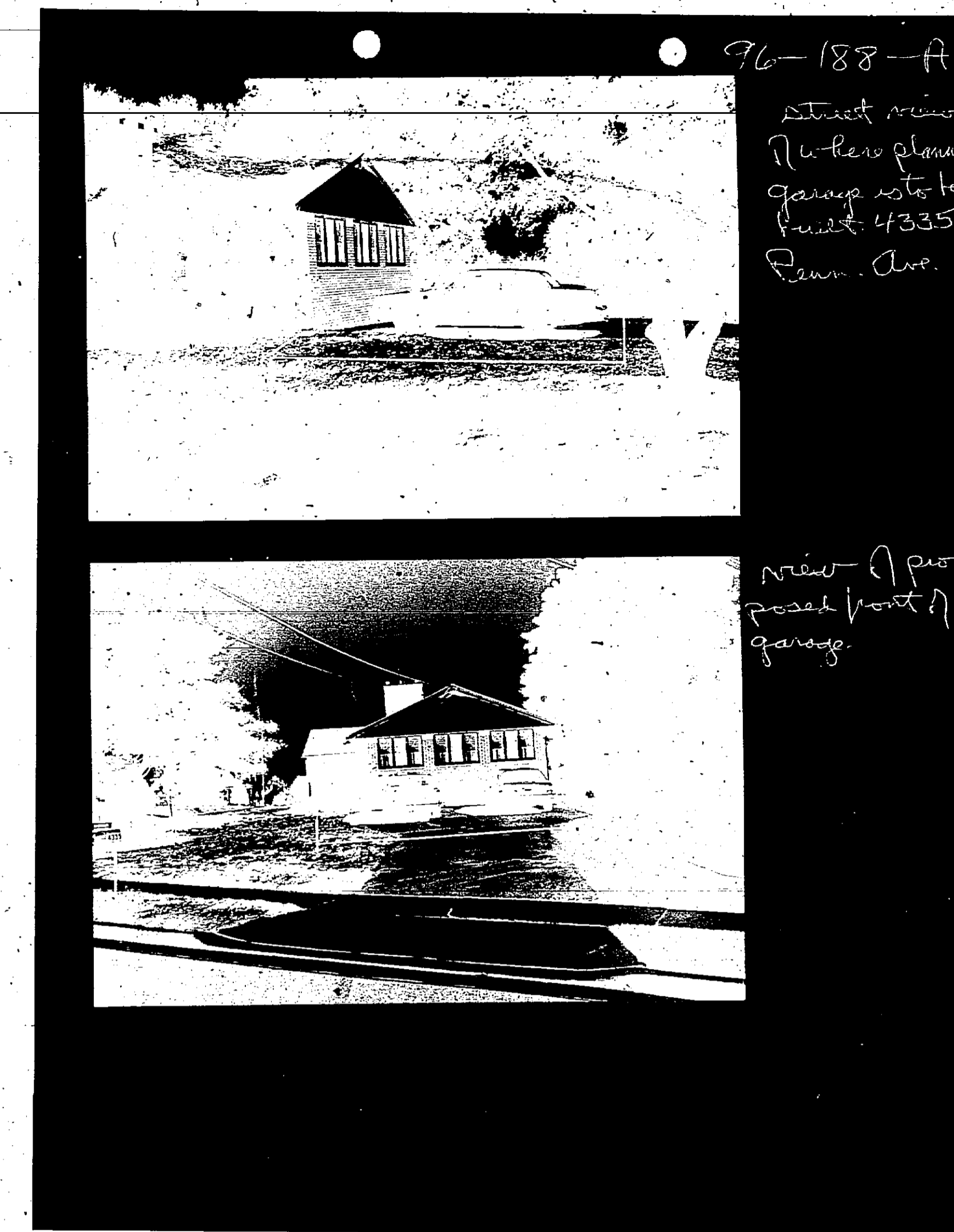
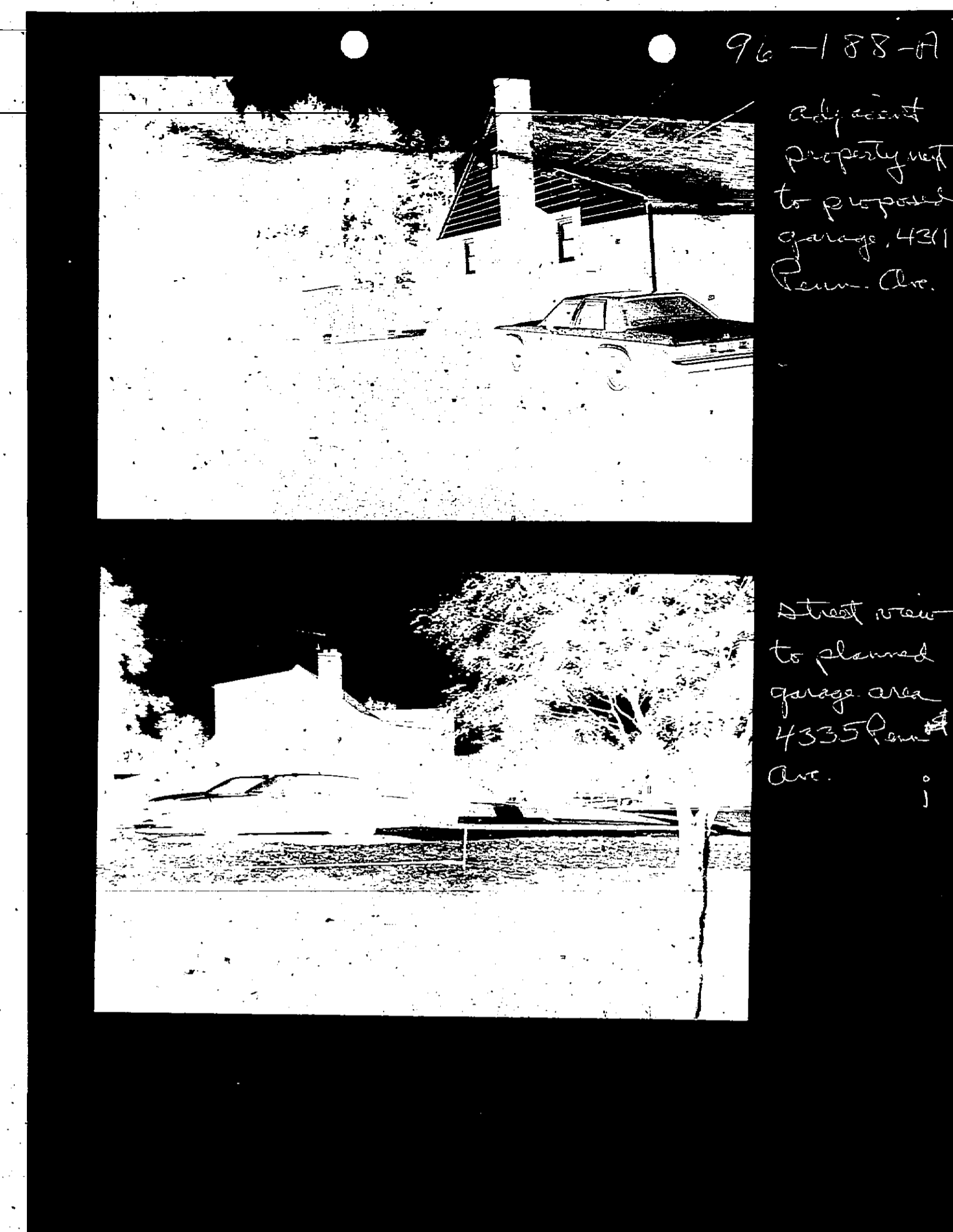
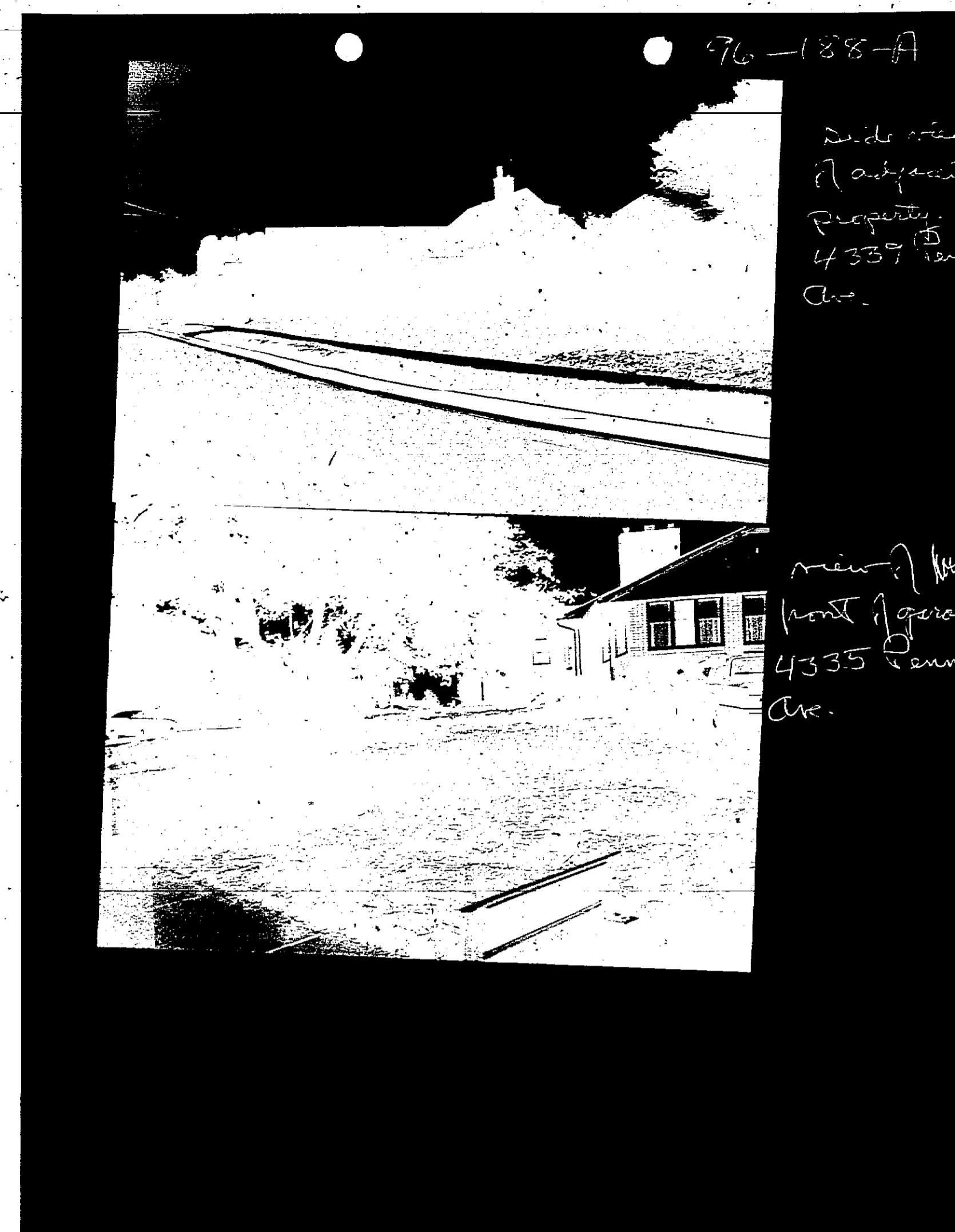
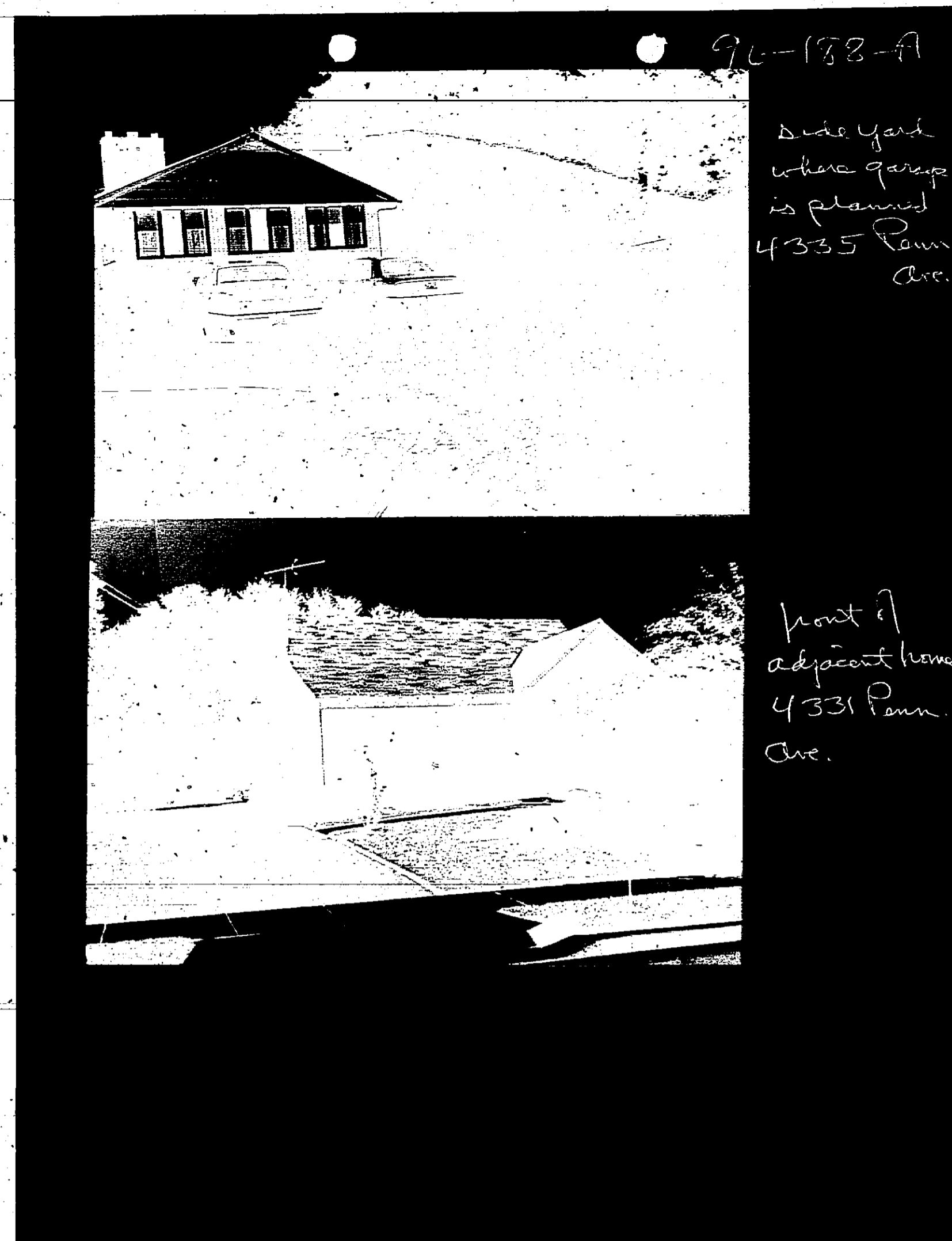
Prepared by: *Jeffrey Long*

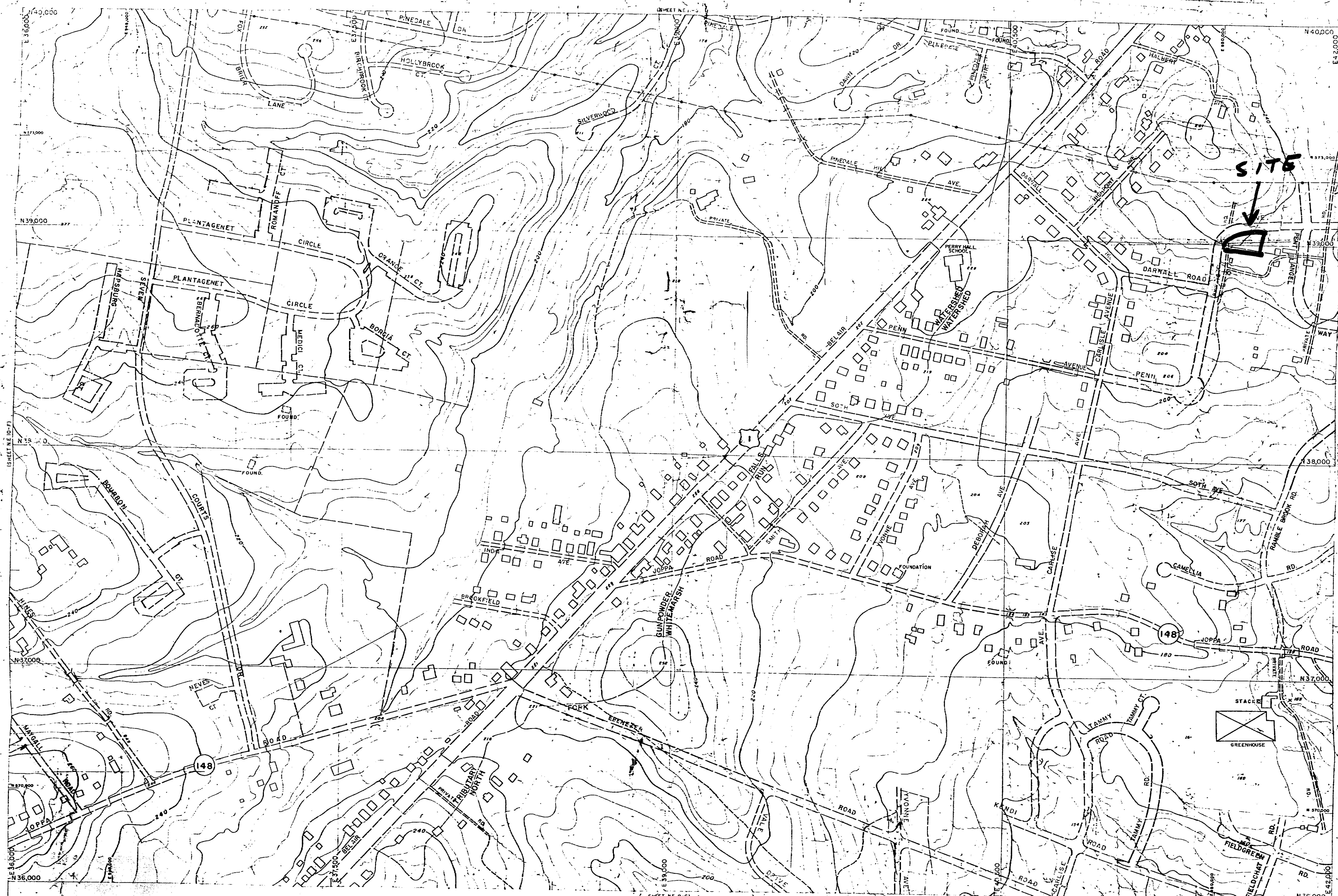
Division Chief: *Carol L. Klein*

PK/JL

ITEM 196/PZONE/ZAC1







PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA

REVISIONS	SCALE	LOCATION
BY: DATE	1" = 200'	PERRY HALL
DATE OF PHOTOGRAPHY		NE
APRIL 1953		10-G

Topography Compiled By Photogrammetric Methods
AERO SERVICE CORPORATION-PHILADELPHIA, PA

#199

4881-96-A